

LONG-RANGE SPACE POSTURE

GENERAL

Throughout the years, the Agency has strived to consolidate its functions and holdings at one central location. Due to less than required appropriations received from the Congress, only a portion of the Agency was provided for at Headquarters, Langley, in early 1960 and the remainder of Agency functions were eventually relocated from temporary buildings to permanent building satellite complexes in Washington, D.C., Rosslyn,

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[REDACTED] and Fairfax. The operational inefficiencies of such separation of functions has led to continuing support and desire to attempt to consolidate as much of the Agency as possible in whole or in part on the Langley Headquarters compound. Other impacting factors influencing and supporting consolidation are the increasing demands of personnel operating efficiency and of the efficiencies of maintenance and operation of facilities as created by reductions in personnel, the realities of energy conservation, pollution abatement. The minimization of expenditures attributable to personnel and facilities management through the efficiency of consolidation may neutralize the escalating costs of manpower and facilities operations and thereby maximize the portion of

of the Agency budget available for intelligence operations.

The following facts and _____ will present a setting and a basis for discussion to address and set forth an outlook towards the Agency's long-range space posture and to examine the pros and cons as to whether the first phase of a new building program could be a "special purpose use" or a "people use" building complex.

HEADQUARTERS BUILDING SPACE POSTURE

Printing Services Building and Headquarters Garage

STATINTL The theme of consolidation in increments to achieve total consolidation has been quite effective. Several years after the occupancy of Headquarters Building, the Printing Services Building was designed and constructed on the Headquarters site. In 1974, the new Headquarters Motorpool Garage was completed and occupied. A new [] Building will be constructed on the site within the next year.

Interim Planning Efforts and Results

In 1966 an ad hoc study group analyzed the Agency space posture and recommended the need for further and serious consideration for the design and construction of a "Special Purpose Technical Building" in which all existing and proposed technical functions could be consolidated at the Headquarters site.

A Building Planning Staff was established in 1969. Its major contributions consisted of the compilation of a centralized historical and updated planning data base, an interim partial consolidation plan involving either vertical and/or horizontal

expansion of the Printing Services Building, extensive coordination in the Agency acquisition of excessed Department of Transportation land, and the implementation of a Preliminary Master Plan conceptualizing the consolidation of Metropolitan Washington area (MWA) Agency functions other than NPIC and the on an expanded Headquarters site. The Preliminary Master Plan was approved by the National Capital Planning Commission (NCPC), and through coordination with the Environmental Protection Agency (EPA), a determination was made that the Preliminary Master Plan concept would not have adverse effects upon the environment.

Preliminary Master Plan
Parameters

The Preliminary Master Plan, consisting of a conceptual drawing, personnel and parking projections, general area requirements, and general component configuration is presented at Attachment _____. The parameters of its development included the personnel levels and space utilized at that time date?, and assumed total personnel levels and total quantity of space occupied would essentially remain the same for the future. It was also assumed that additional land to the west and south of our compound would be acquired to supplement the Headquarters site for our proposed new facilities. The Master Plan was considered a conceptual scheme involving no specific engineering analysis and exhibits a configuration of buildings, space, people, parking, and organizations on a site, portions of which were assumed to be available and component

locations in which organizational relationships were assumed to be logical and acceptable.

Concept

The Master Plan conceived three major building complexes, a service and maintenance complex, and a series of parking structures on the expanded Headquarters site. As shown on the sketch in Attachment _____, the existing Headquarters Building is one complex, a second complex is located on newly acquired land north of the West Parking lot and including the PSD Building, and the third complex displaces a major portion of the South Parking lot and requires the use of private land south of the Headquarters Compound for increased and replacement parking in the form of parking structures and parking lots. The Maintenance-Services complex is presently being expanded from the Powerhouse and garage facilities to include

STATINTL on Agency property and two buildings to contain GSA maintenance shops and storage facilities on land yet to be acquired south of the building compound.

Functional and Organizational Configuration

A study of the Master Plan sketch and the organizational fact sheet in Attachment _____ provides a cross reference of organizational configuration. In brief, the functional and organizational distributions in the two new proposed major complexes were intended as follows:

Northwest Complex

Buildings "D" were intended to essentially include
Approved For Release 2002/11/18 : CIA-RDP86-01019R000200100012-0
all Headquarters Building and external building DDS&T

office and special purpose space and all special purpose space presently in Headquarters Building including the communications center and related personnel space.

Buildings E and A two-story addition, "Expansion B," to Printing Services Building (PSB), were intended to provide for major storage and files requirements, and two stories of standard office space for unidentified occupants in order to relieve the excessively high density occupancy rates of our components in Headquarters Building and some external facilities.

Per NCPC guidance, additional underground structured parking must be maximized under this building complex to achieve the retention of the maximum amount of natural and landscaped areas on our site.

South Complex

Buildings "H" were intended to house OTR and all DDA components except DDA special purpose functions.

Headquarters Building Complex

It was intended to consolidate all DDO and DDI components from external buildings into space evacuated in Headquarters Building. All Directorate front offices and staffs were planned to remain in Headquarters Building. Large open pedestal floor areas formerly used for special computers could be minimally modified and used as office space designed under open area, landscaped planning techniques. Many contemporary

office buildings are presently being designed with raised pedestal floors for all standard office space. Remaining open areas could be occupied by the large

bulk file and STAT storage functions prevalent in both Headquarters and external buildings, and unique multi-purpose conference and exhibit facilities.

Maintenance and Service Complex

Buildings "F" were proposed to house GSA shops, bulk construction materials storage and storage of building maintenance and operations supplies and equipment.

Tunnels

Multi-use utilities and pedestrian tunnels are expected to be provided between the various major building complexes and Headquarters Building.

EXTERNAL BUILDINGS

Leased Buildings

Long-range external building space posture suggests Agency tenure under the most flexible lease arrangements. Forthcoming negotiations of leases on all commercially leased buildings will occur within the next thirteen months. The objective will be to achieve five-year firm leases with options to renew and terminate for a second five years. Such lease arrangements would provide the flexibility necessary to be compatible with the seven- to ten-year time frame anticipated for implementation of Agency consolidation at Headquarters. As soon as Magazine Building is replaced, it is felt that all Agency commercially leased space will be of excellent quality; be maintained and operated under sound, proven, and reliable management; and will provide the flexibility and tenure potential desired.

Government-owned Buildings

External federally owned buildings occupied by the Agency appear to pose no major long-range problems. Ongoing construction in newly acquired space on the sixth floor [] should provide NPIC with sufficient long-term expansion space if no extraordinary exception taskings are imposed upon its present mission. Other factors which may impact upon the stability of this building are vibrations and National Capital development planning. If vehicular, subway, or ambient vibrations are positively found to interfere with operations, it would appear

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that vibration isolation techniques or change in the state of the art of photo interpretation systems processing may negate such vibration impact. However, if such approaches are not forthcoming and vibration becomes a limiting factor, Building

STATINTL [] may have to be replaced in the future. Potential extension
STATINTL of a major District of Columbia avenue through the []
STATINTL [] complex may interfere with Agency facilities and
require relocation or major remodification^{at} some future date.

Continued Agency occupancy of the 2430 E Street Complex appears certain and unlimited. A major factor requiring its long-term tenure is the existence of a satellite telephone frame in Central Building through which all telephone switching for "Downtown Agency components" is accomplished from Headquarters Building. The only potential threat to continued occupancy could be the contiguous location of this complex to State Department Headquarters. It is understood that the State Department has expressed interest in these facilities in the past due to their relatively convenient location. As all Federal agencies tend to consolidate around Headquarters areas to achieve the growing demands of efficiency, the Agency should be prepared to address potential future interest by State Department in these facilities.